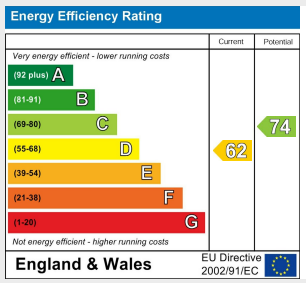
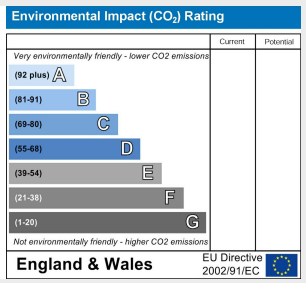

Paul Mason
Associates
Ingelrica Avenue, Hatfield Peverel, Essex, CM3 2RW
Offers in excess £560,000

- Four bedroom detached family home in a highly sought-after location in Hatfield Peverel
- Within walking distance of St Andrew's Primary School and conveniently positioned for village amenities
- Impressive 22'0" x 11'3" lounge with double doors leading through to the versatile sun room
- Separate dining room leading through to a modern fitted kitchen with integrated appliances
- Separate utility room and ground-floor cloakroom providing additional practicality
- Four generously sized bedrooms, with fitted wardrobes to bedrooms one and four
- Three piece family shower room
- Secluded South facing rear garden backing onto allotments and open fields beyond, with patio seating area, lawn, flowers and shrubs
- Block paved driveway providing ample off-road parking leading to a useful garage storage area
- EPC - TBC





Situated in a highly sought-after location in Hatfield Peverel, this spacious four-bedroom detached home offers generous and versatile accommodation, within walking distance of the highly regarded St Andrew's Primary School.

The property is welcomed via a porch, opening into the entrance hall with access to the ground-floor accommodation. The impressive 22'0" x 11'3" lounge features a window to the front and double doors leading through to a convenient sun room, which in turn provides double-door access to the rear garden.

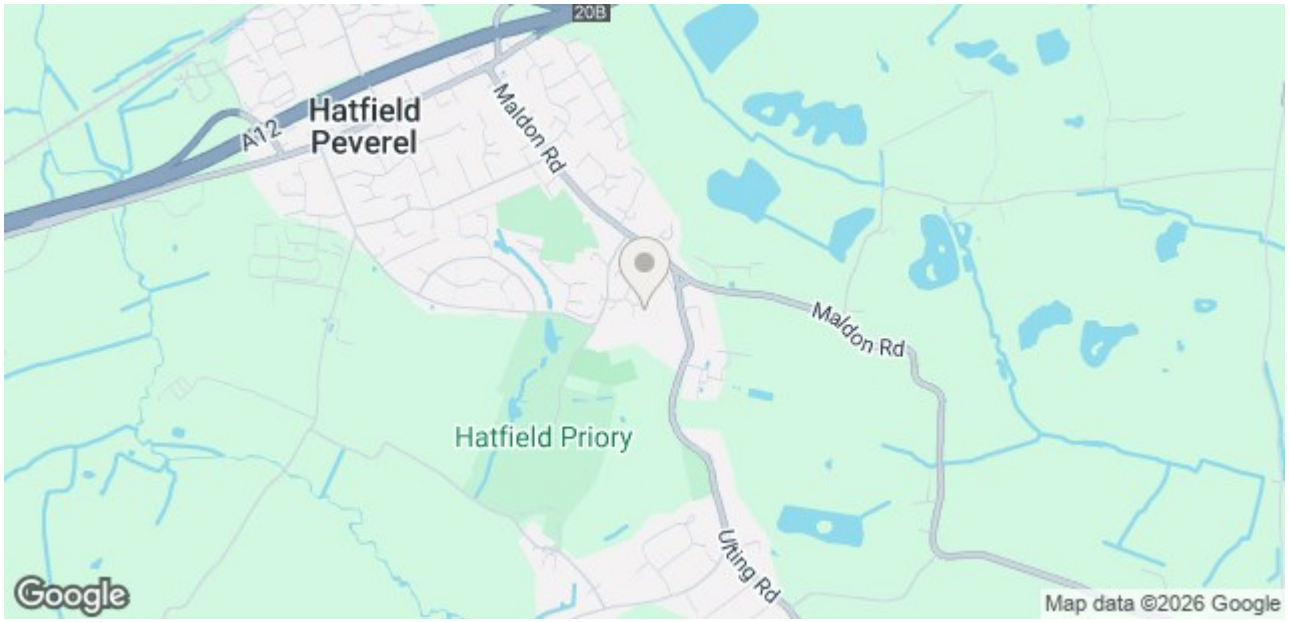
A separate dining room provides a dedicated space for family meals and entertaining, with direct access through to the modern fitted kitchen, which offers a good range of storage and worktop space alongside integrated appliances. The kitchen is further complemented by a separate utility room, while a convenient cloakroom completes the ground-floor accommodation.

To the first floor are four generously sized bedrooms, with each room comfortably accommodating a double bed. The principal bedroom benefits from fitted wardrobes, while bedroom four also features fitted storage and offers excellent versatility as either a bedroom or home office. Completing the first floor is a well-appointed three piece family shower room.

Externally, the secluded South facing rear garden enjoys an attractive outlook, backing onto allotments with open fields beyond. A patio area provides space for outdoor seating and entertaining, with the remainder predominantly laid to lawn and complemented by established flowers and shrubs.

To the front of the property is a large block paved driveway providing ample off-road parking.

Overall, this is a well-proportioned family home in a popular village location, combining spacious accommodation, a pleasant rear outlook and convenient access to local schooling and amenities.



Location...

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

ACCOMMODATION

GROUND FLOOR

Entrance Porch
2.35m x 1.35m (7'8" x 4'5")

Entrance Hall
3.62m x 2.25m (11'10" x 7'4")

Cloakroom

Utility Room
3.27m x 2.39m (10'8" x 7'10")

Lounge
6.73m x 3.45m (22'0" x 11'3")

Kitchen/Breakfast Room
4.34m x 2.33m (14'2" x 7'7")

Dining Room
4.42m x 2.98m (14'6" x 9'9")

Sun Room
3.21m x 2.33m (10'6" x 7'7")

FIRST FLOOR

Bedroom One
4.06m x 4.06m (13'3" x 13'3")

Bedroom Two
4.32m x 2.41m (14'2" x 7'10")

Bedroom Three
4.06m x 2.66m (13'3" x 8'8")

Bedroom Four
3.76m x 2.50m (12'4" x 8'2")

Shower Room

Landing

EXTERIOR

South Facing Secluded Rear Garden

Large Block Paved Driveway

Garage Area
2.74m x 1.67m (8'11" x 5'5")

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.


Bedroom
Bedroom
Bedroom
Bedroom
Conservatory
Kitchen
Dining Room
Storage
Reception Room
Utility
Storage











Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code











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